

RACEWAY

INDUSTRIAL PARK

*PORTION 27 OF 59
CNR NURBURG & SILVERSTONE STREET
GOSFORTH PARK*



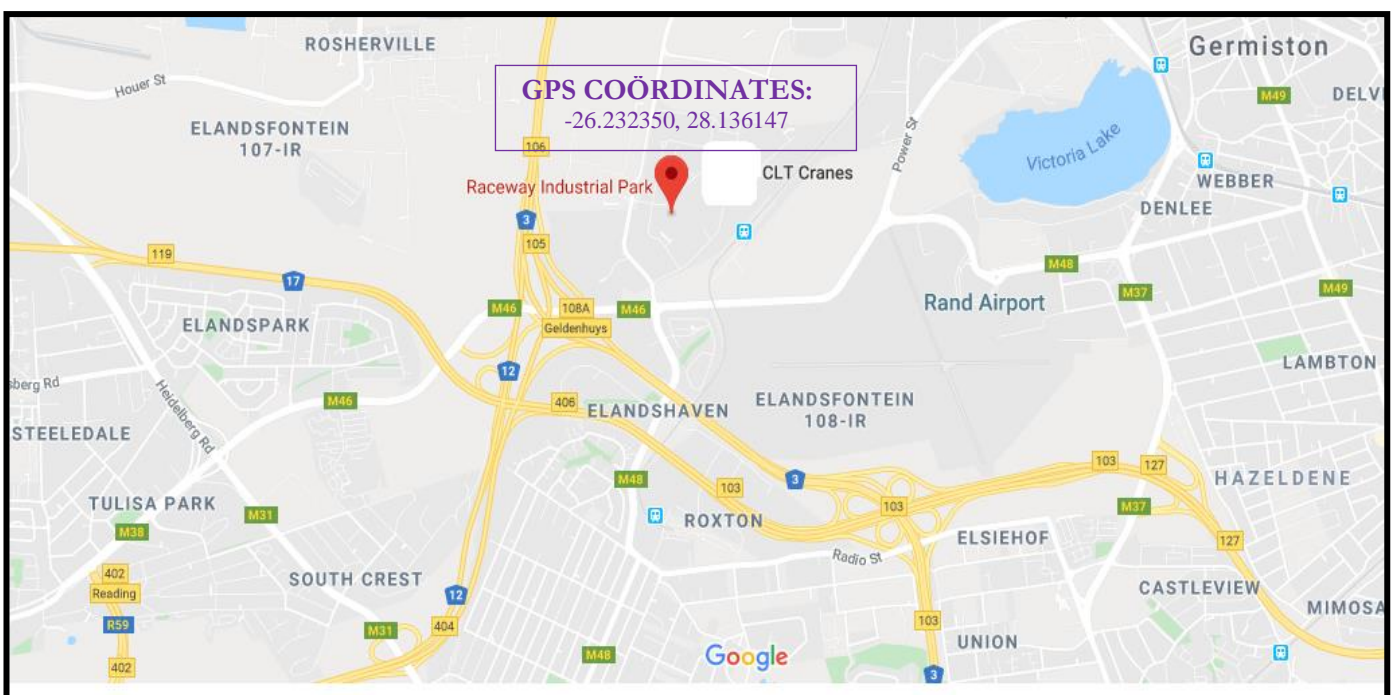
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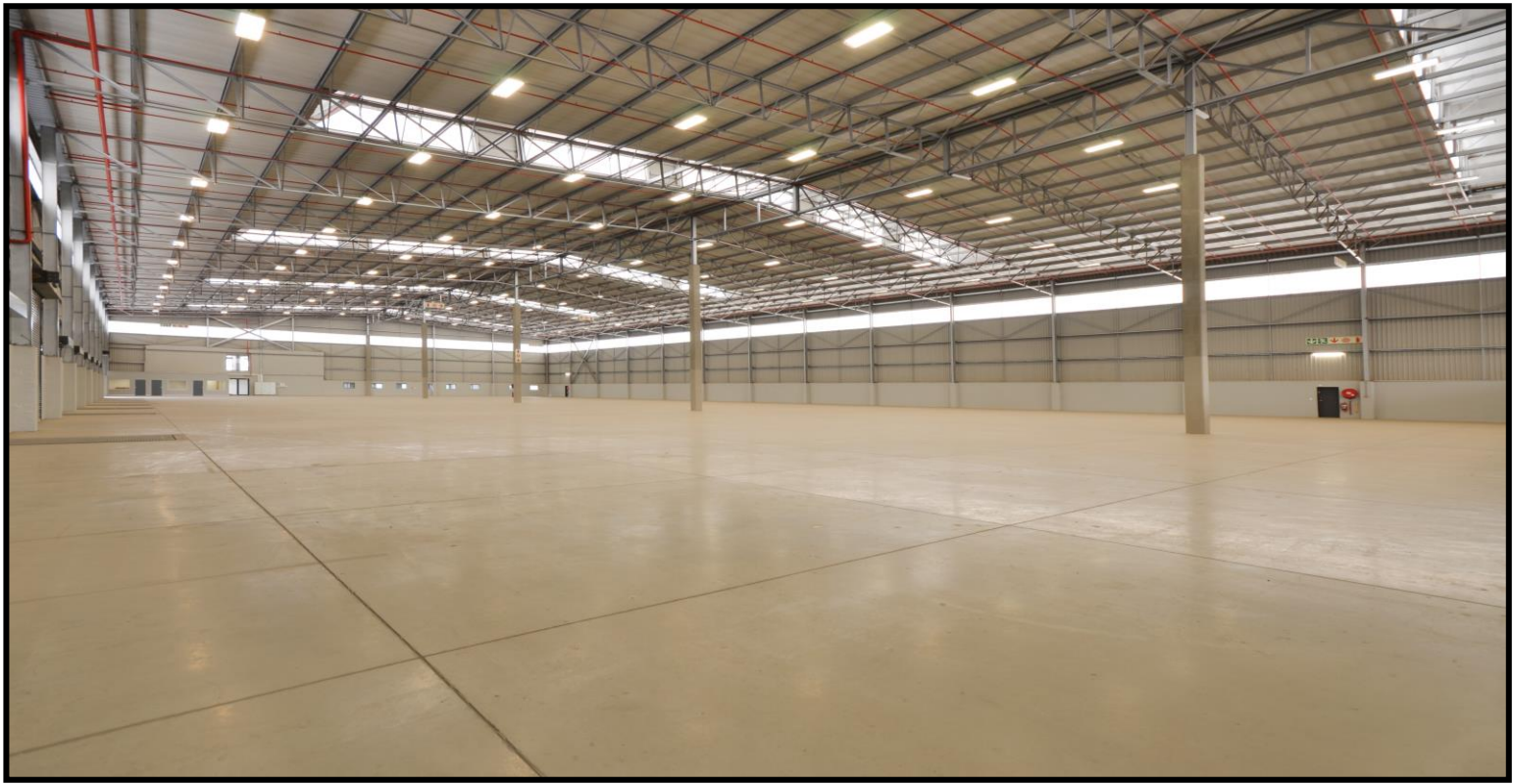
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- **Abundant & Neat Offices**
- **Several Loading Bays**
- **Ample Parking**
- **Warehouse with Great Height, Natural Light & Fire Sprinkler System**

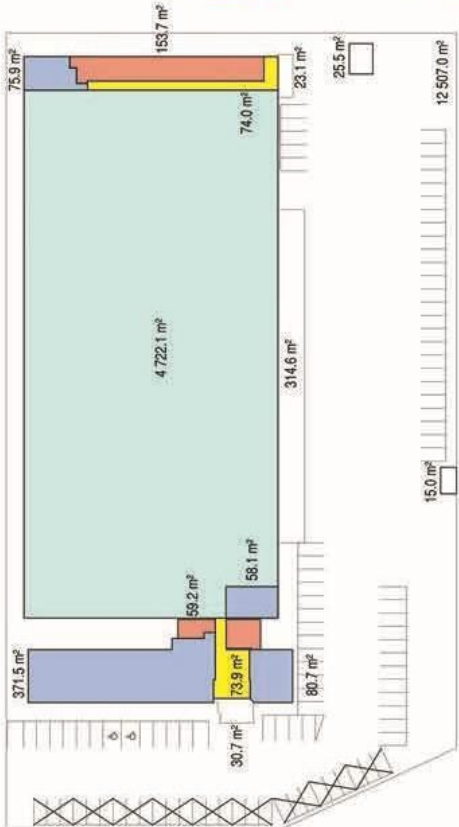
A superb warehouse facility available to let in the outstanding establishment named Raceway Industrial Park. The office space is immaculate with the finest quality finishes to suit a corporate company. The warehouse has several loading bays and easy access for large trucks which makes it excellent for a distribution center or any logistics company. This facility has a fire sprinkler system, ablutions, canteen and sufficient parking. Height is 10m to the eaves and 13.531m in between the monitors.



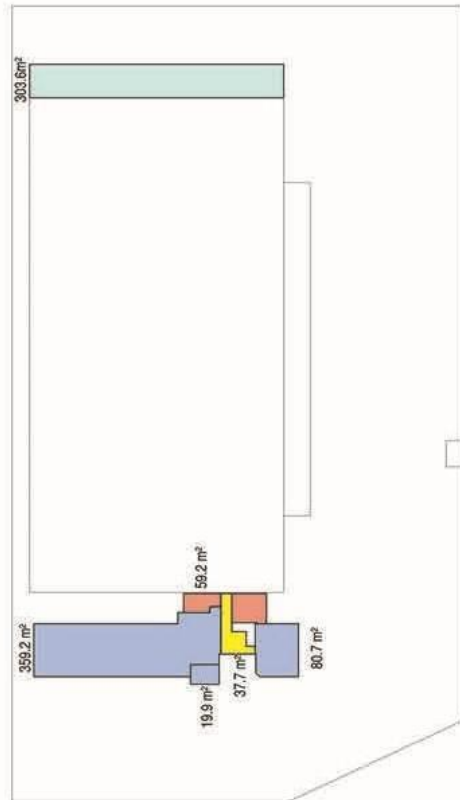
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

AREAS SCHEDULE	
GROUND FLOOR:	
Offices:	
Office Space	452.2 m ²
Reception & Circulation	73.9 m ²
Ablutions & Kitchenette	59.2 m ²
(GROUND) Offices Sub-Total:	585.3 m ²
Warehouse:	
Office Space	134.0 m ²
Ablutions & Staff Canteen	153.7 m ²
Circulation	74.0 m ²
Warehouse Space	4 722.1 m ²
(GROUND) Warehouse Sub-Total:	5 083.8 m ²
GROUND SUB-TOTAL	5 669.1 m²
FIRST FLOOR:	
Offices:	
Office Space	439.9 m ²
Waiting Area & Circulation	37.7 m ²
Ablutions & Kitchenette	59.2 m ²
Balcony	19.9 m ²
(FIRST) Offices Sub-Total:	556.7 m ²
Warehouse:	
Mezzanine Storage	303.6 m ²
(FIRST) Warehouse Sub-Total:	303.6 m ²
FIRST SUB-TOTAL	860.3 m²

TOTAL AREAS	
Total Offices (585.3 + 556.7)	1 142.0 m ²
Total Warehouse (5 083.8 + 303.6)	5 387.4 m ²
Total Guard house & Pump house (15 + 25.5)	40.5 m ²
Total Canopies (314.6 + 23.1 + 30.7)	368.4 m ²
TOTAL AREA	6 938.3 m²

PARKING BAYS	
Total under shade netting	27
Total open	73
TOTAL Parking Bays	100

COVERAGE:	
Total Site Area	100%
Coverage Permissible	50%
Coverage Provided	49.14%
Coverage In Hand	0.86%
F.A.R.:	
Total Site Area	1.0
FAR Permissible	0.6
FAR Provided	0.53
FAR In Hand	0.06
PARKING	
Parking Required	76 Bays
Parking Provided	100 Bays

Total power on site: 240kva

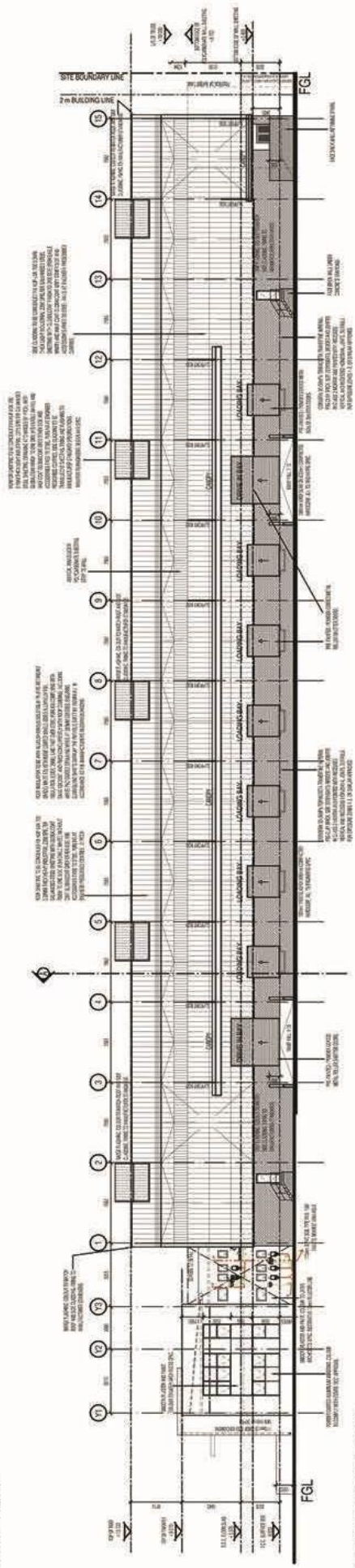
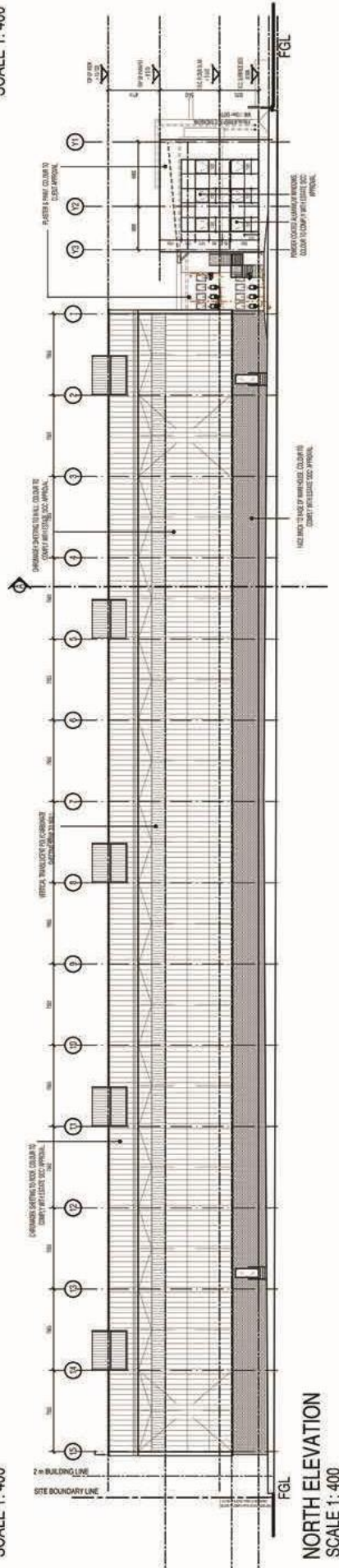
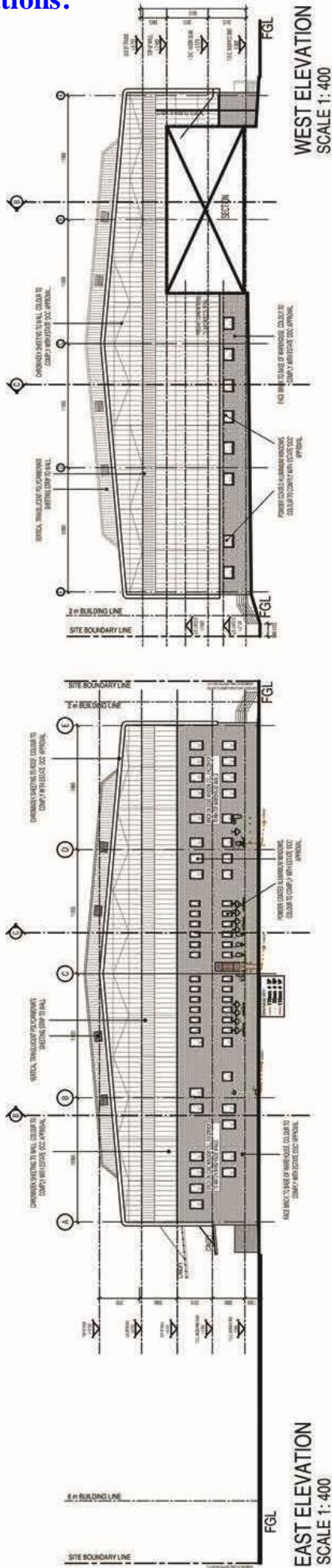
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Site Plan:



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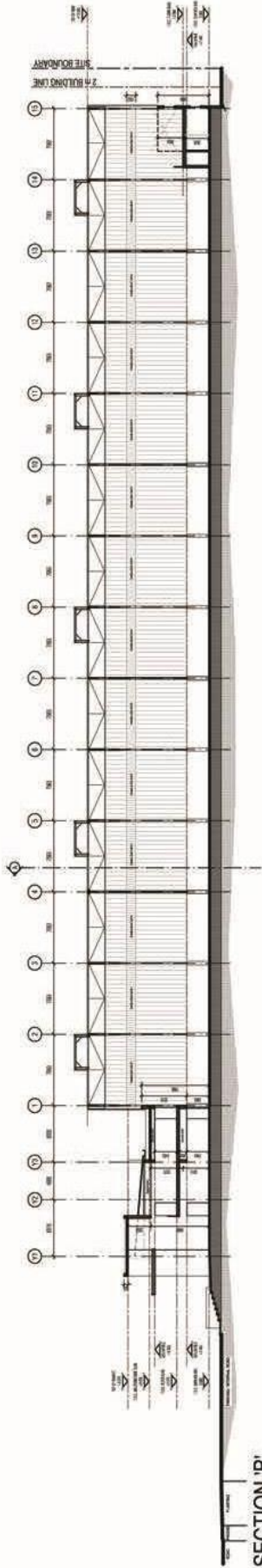
Elevations:



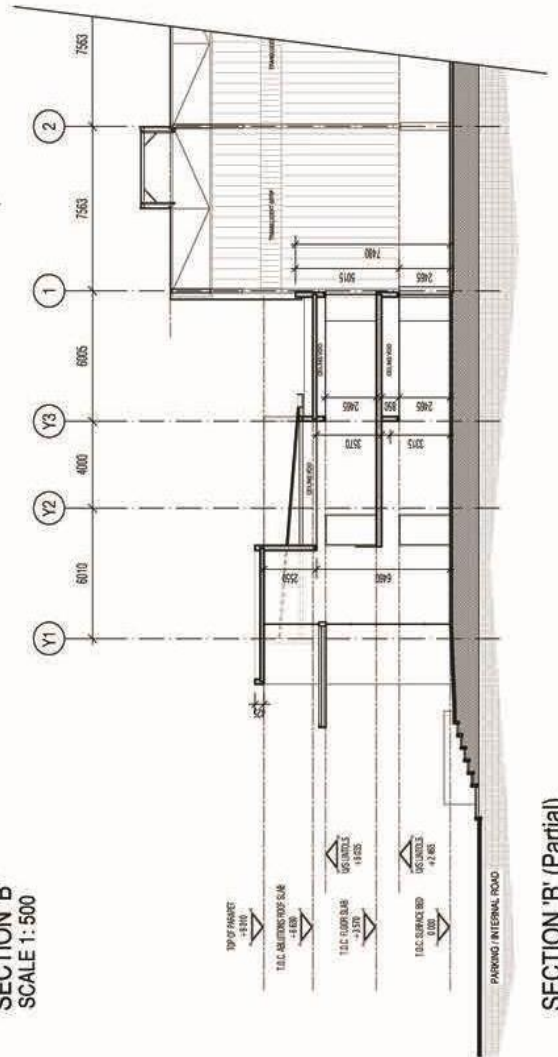
TECHNICAL INFO

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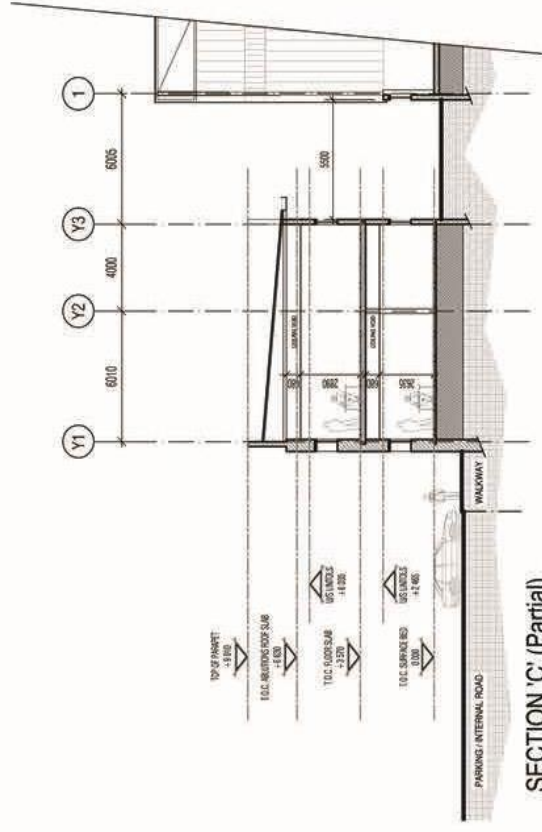
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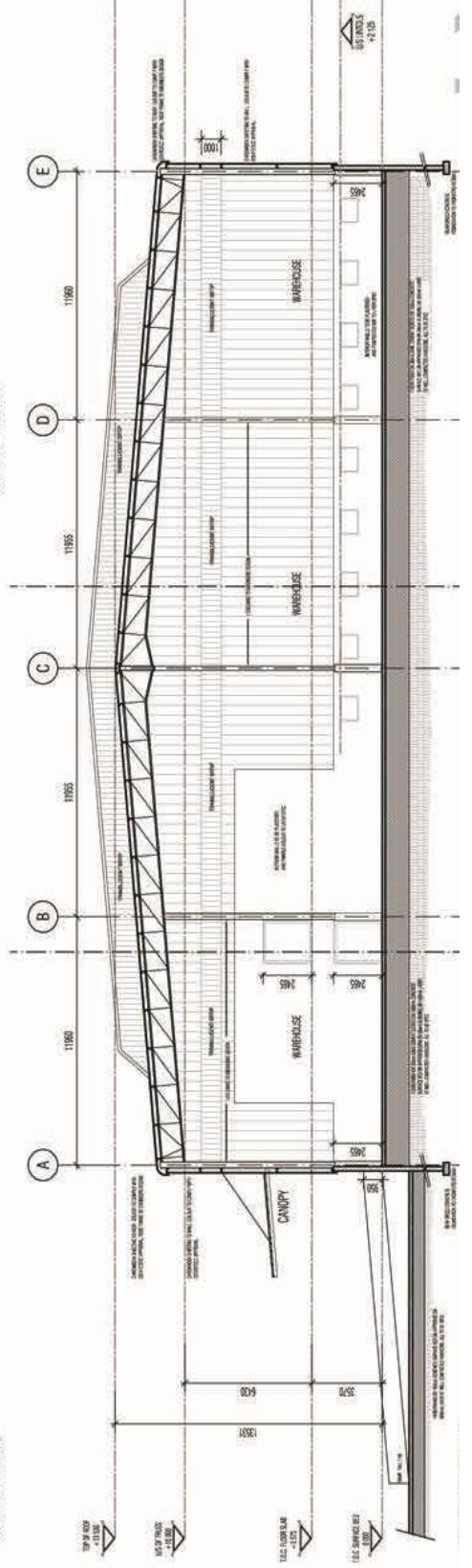
SECTION 'B'
SCALE 1:500



SECTION 'B' (Partial)
SCALE 1:250



SECTION 'C' (Partial)
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